



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

**NOTICE OF APPLICATION FOR SUBDIVISION OF
PROPERTY
ORION PRELIMINARY SHORT PLAT –PSHP2019-00103**

Date of Notice: April 4, 2019

Public Comment Period: Ends April 25, 2019 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on February 22, 2019 to subdivide one parcel with one existing single-family residence that totals .52 acres located in the R-8 zone into a total of three single family lots. Currently, the lot is developed with one single family residence, which will be removed. Two of the proposed lots will take access from a shared driveway in a private tract and one lot will access directly from 231st PL NE. The project proposal requires Preliminary Short Plat approval by the City of Sammamish.

In accordance with SMC 20.05.060, on February 22, 2019 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. To review the documents related to this project visit: <https://spaces.hightail.com/space/LPPiWDexod>.

File Number: PSHP2019-00103

Date of Application: February 22, 2019

Date of Completeness Determination: March 22, 2019

Date of Notice of Application: April 4, 2019

Applicant: John Bissell, 125 East Main Street, Monroe, WA 98272 P: (206) 498-3610 E: johnb@harmssenllc.com

Project Location: The proposed development is located at 1026 231st PL NE, Sammamish, WA 98074

Tax Parcel Number: 2725069124

Existing Environmental Documents Available for Review:

Preliminary Project Plans, Property Boundary and Topographic Survey, Tree Inventory and Arborist Report, Critical Areas Report, Geotechnical Report, SEPA Checklist, and a Preliminary Technical Information Report.



State Environmental Policy Act (SEPA) Review: Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Project Planner Assigned: Andrew Johnson, Assistant Planner P: 425-295-0578, E: ajohnson@sammamish.us

Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposed short subdivision will be accepted from April 4, 2019 through April 25, 2019 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.